

IN RE: PETITION FOR SPECIAL HEARING  
NE/S Sharon Drive, 850 ft. S  
of c/l Campcone Road  
5630 Sharon Drive  
11th Election District  
5th Councilmanic District  
Randy G. Twining, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-152-SPH

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property known as 5630 Sharon Drive, located in Glen Arm in northeastern Baltimore County. The Petition is filed by Randy G. Twining and Joan Marie Twining, his wife, property owners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to permit the building of an in-law cottage to accommodate an elderly family member. The subject property and requested relief is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were Randy G. Twining and Joan Marie Twining, Petitioners. There were no interested persons or Protestants present.

Testimony and evidence presented was that the subject site is 12.299 acres in area, zoned R.C.2. The subject property is part of a larger tract, which has been in Mr. Twining's family for many years. Specifically, he indicated that his family has owned the subject property and surrounding tract for nearly 150 years. The subject property is part of a larger farm under family ownership which comprises 260 acres. Mr. Twining presented an aerial photograph which showed the various properties which encompass the farm. Numerous family members, including brothers and cousins, reside on these tracts and much of the overall parcel is farmed by Mr. Twining's brother.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

In any event, the subject property is an individual lot of record which contains an existing single family dwelling owned and occupied by Mr. and Mrs. Twining. Mr. Twining indicated that his mother is elderly and the family desires that she relocate to a proposed cottage on his property. Presently, she lives on one of the adjacent lots in a large farm house building. The Petitioner, therefore, proposes constructing a single story cottage building, the floor plan for which was submitted at the hearing. The smaller building will be easier for the elder Mrs. Twining to maintain, yet she will remain close to her family and retain independent living. Mr. Twining indicated that he understood that the proposal did not constitute a subdivision and that the proposed structure must be utilized only by his mother or a family member as an accessory use to the existing dwelling in which he resides.

Based upon the testimony and evidence which was presented, all of which was uncontradicted, I am persuaded to grant the Petition for Special Hearing. It is clear that the proposed construction will not be detrimental to the surrounding locale and is consistent with the property's zoning classification and the regulations. Moreover, as noted above, the Petitioner is hereby advised that the grant of the relief requested in this case does not constitute a subdivision of the property, nor may the cottage be utilized as a separate dwelling unit for non-family members.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

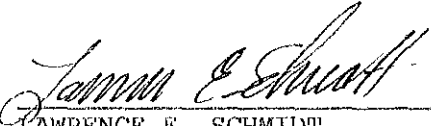
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of November, 1996 that, pursuant to the Petition for Special Hearing, approval to permit the building of an in-law cottage to accommodate an elderly family member, pursuant to Section 500.7 of the

ORDER RECEIVED FOR FILING  
Date 11/7/96  
By [Signature]

WILLIAMSON

BCZR, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
\_\_\_\_\_  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

ORDER RECEIVED FOR PLANS  
Date 11/3/96  
By M. P. Smith

11/3/96



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 7, 1996

Mr. and Mrs. Randy G. Twining  
5630 Sharon Drive  
Glen Arm, Maryland 21057

RE: Petition for Special Hearing  
Property: 5630 Sharon Drive  
Case No. 97-152-SPH

Dear Mr. and Mrs. Twining:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
att.



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at

5630 Sharon Drive, Glen Arm

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the building of an in-law cottage to accommodate our aging mother.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Randy G. Twining

(Type or Print Name)

Signature

Joan Marie Twining

(Type or Print Name)

Signature

5630 Sharon Drive

Address

592-8821

Phone No.

Glen Arm, Maryland

City

State

21057

Zipcode

Name, Address and phone number of representative to be contacted.

Randy G. Twining

Name

5630 Sharon Drive

Address

592-8875

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

10/2/96  
MICROFILMED



ZONING DESCRIPTION

Zoning Description For 5630 Sharon Drive, Glen Arm 21057

Typical metes and bounds: N.48 31'25"E. 208.19ft.,  
N.15 53'47"W. 208.00ft., N.48 31'25"E. 656.90ft.,  
S.28 28'27"E. 768.66ft., S.36 13'03"W. 568.63ft.,  
and N.15 38'18"W. 676.18ft. to the place of beginning.

MICROFILMED

# 153

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

026360

DATE 10/2/96

Item: 153

ACCOUNT 01-615

By: mjk

AMOUNT \$ 50.00

RECEIVED

FROM: Wilmington Company, Inc.

FOR: 030-S Henry

\$ 50.00

MICROFILMED

03491#0618MICHRC  
24 5309254115 02-76  
\$50.00  
VALIDATION OR SIGNATURE OF CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
WHITE - CASHIER

# CERTIFICATE OF POSTING

RE: Case No.: 97-152 SPH

Petitioner/Developer: KANDY TWINING, ETAL  
115630 SHARON DRIVE

Date of Hearing/Closing: NOVEMBER 4, 1996

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 115630 SHARON DRIVE

The sign(s) were posted on

OCTOBER 18, 1996

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, 10/20/96  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD, 21030  
(City, State, Zip Code)

666-5366  
(Telephone Number)

MICROFILMED



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 153

Petitioner: RANDY + JOAN TWIVING

Location: 5630 SHARON DR

PLEASE FORWARD ADVERTISING BILL TO:

NAME: RANDY TWIVING

ADDRESS: 5630 SHARON DR GLEN SPRING MD. 21057

PHONE NUMBER: 410 592 8875

AJ:ggs

(Revised 04/09/93)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: *the building of an in-law*  
*cottage to accommodate our aging mother*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 11, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-152-SPH (Item 153)  
5630 Sharon Drive  
NE/S Sharon Drive, 850' S of c/l Campcone Road  
11th Election District - 5th Councilmanic  
Legal Owner(s): Randy G. Twining and Joan Marie Twining

Special Hearing to approve the building of an in-law cottage.

HEARING: MONDAY, NOVEMBER 4, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Randy and Joan Marie Twining

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN MUST POSTED ON THE PROPERTY BY OCTOBER 20, 1996  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

RECORDED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Randy G. Twining  
5630 Sharon Drive  
Glen Arm, MD 21057

RE: Item No.: 153  
Case No.: 97-152-SPH  
Petitioner: Randy Twining, et ux

Dear Mr. and Mrs. Twining:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

ENCLOSURE



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
October 17, 1996

FROM: R. Bruce Seeley *ANS/JP*  
DEPRM

SUBJECT: Zoning Item #153 - Twining Property  
5630 Sharon Drive  
Zoning Advisory Committee Meeting of October 15, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Ground Water Management

An inspection of the septic system is required. Soil evaluation may be required.

Agriculture Preservation

Comments attached.

RBS:RP:WL:sp

TWINING/DEPRM/TXTSBP

*RECEIVED*

**BALTIMORE COUNTY, MARYLAND**  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE**  
**MANAGEMENT**  
**INTER-OFFICE CORRESPONDENCE**  
**887-2904 Fax 887-4804**

To: Development Coordination Date: October 15, 1996  
From: Wally Lippincott, Jr.  
Subject: Special Hearing on 5630 Sharon Drive, Glen Arm, Hearing No. 153.

This property is located in an Agricultural Preservation Area. The purpose of the RC 2 and the Agricultural Preservation Area Master Plan designation is to maintain low density in order to protect soil resources and to maintain conditions suitable for continued agricultural uses.

A request for the construction of a detached dwelling for a temporary use raises concerns regarding the fate of the dwelling once the use is discontinued. Once the investment is made in such a structure it is unlikely that the use will be discontinued. Additional dwellings account for additional traffic, demand for services and increases the potential for conflicts with the agricultural industry.

It is recommended that the inlaw suite be an addition to the existing dwelling which will provide for a temporary use without raising the concerns listed above.

**MICROFILMED**

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/10/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 149, 150, 151, 152, 153, 154,  
155, 156, 158, 159 and 160.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 10, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 115, 149, 151, 153, 154, 156, 158, and 159

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Greg L. Kerns*

PK/JL





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 153 ( M. J. K. )  
10.24.96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*P. J. Burns*  
For Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

MICRO  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Baltimore, Maryland 21202

*John W. Bowling*

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:    October 25, 1996

FROM: *Pub* Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for October 21, 1996  
            Item Nos. 151, 153, 154, 155, 156,  
            158, 159, and 160

            The Development Plans Review Division has reviewed the subject  
zoning item, and we have no comments.

RWB:HJO:jrb

cc:    File

ZONE33

MICROFILMED

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
5630 Sharon Drive, NE/S Sharon Drive, \*  
850' S of c/l Campcone Road \* ZONING COMMISSIONER  
11th Election District, 5th Councilmanic \* OF BALTIMORE COUNTY  
Randy G. and Joan M. Twining \*  
Petitioners \* CASE NO. 97-152-SPH

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

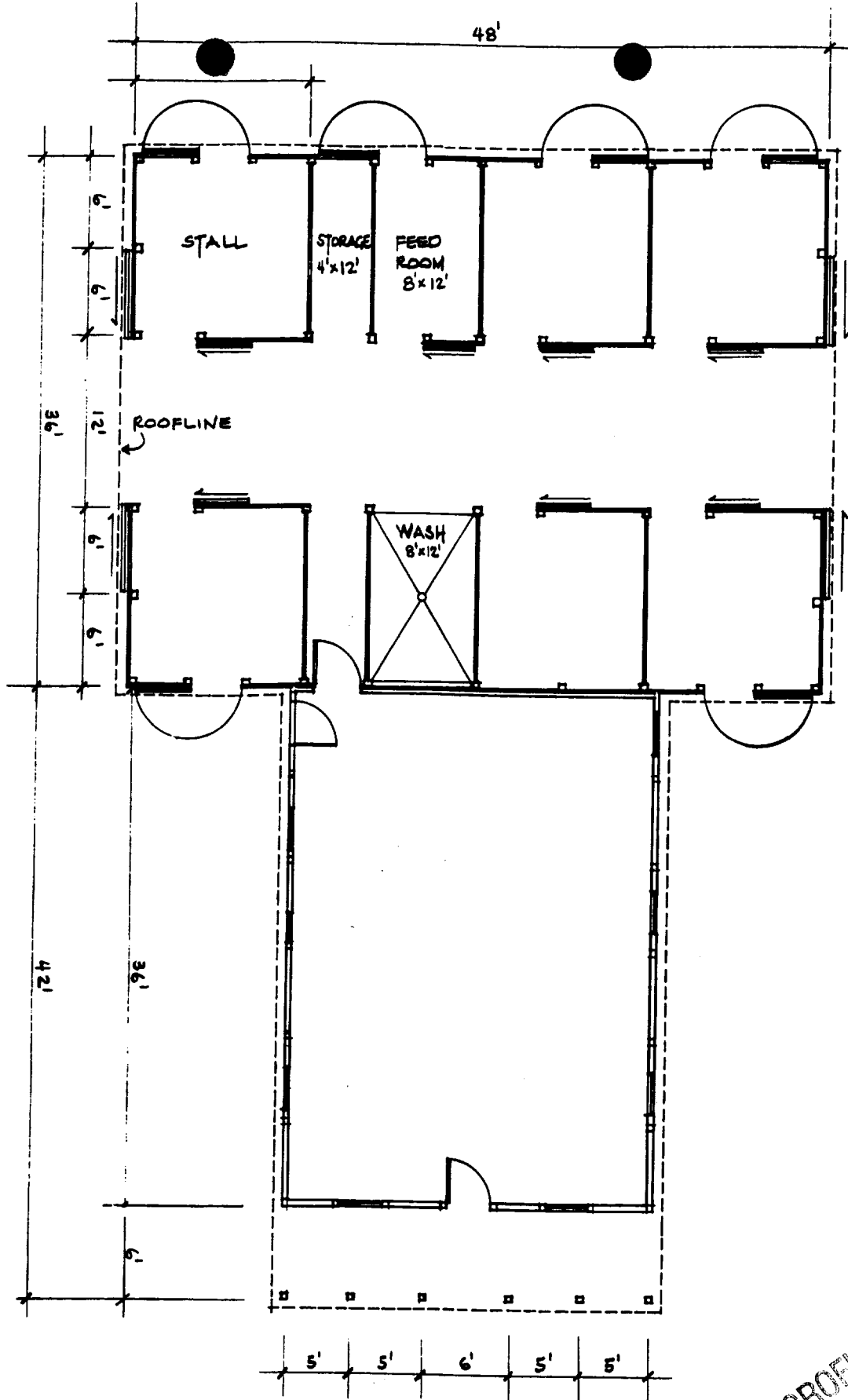
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16<sup>th</sup> day of November, 1996, a copy of the foregoing Entry of Appearance was mailed to Randy G. and Joan M. Twining, 5630 Sharon Drive, Glen Arm, MD 21057, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

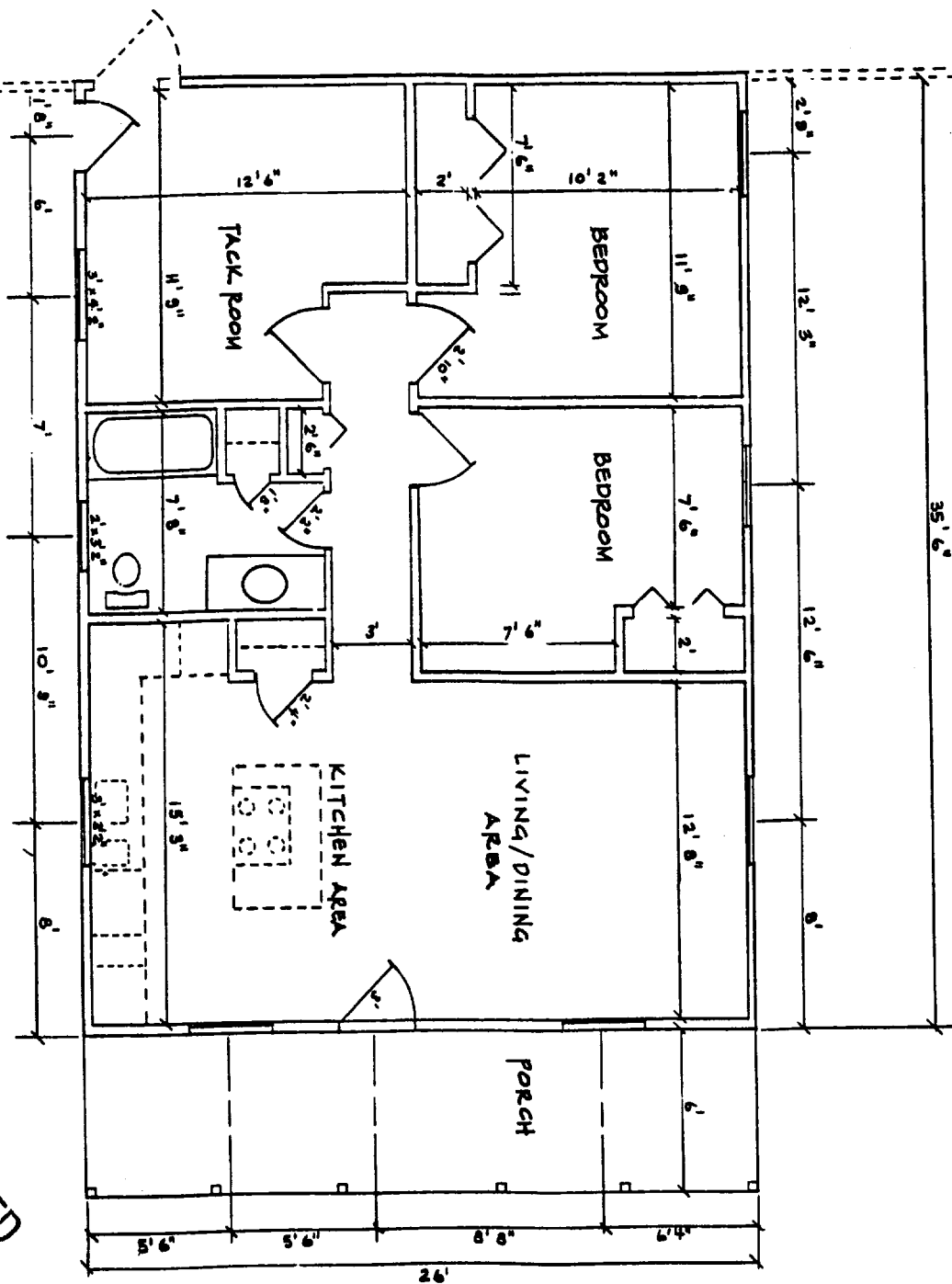
MICROFILMED



#153

MICROFILMED

# 153



MICROFILMED

# Zoning Map

R.C. 2

ARON

ROAD

CONE

CAMP

DRIV

SITE



SHARON DRIVE

50' R/W

KENNETH E. KADLEC  
(5488/234)

EXISTING R/W AS PER 5488/235

SHARON MANOR  
(42/139)

LOT #2

LOT #3

ANDREW KOCENT  
(3573/393)

KENNETH  
E.  
KADLEC  
(5488/234)

N 48°-31'-25" E  
208.19'

N 51°-53'-47" W ~ 208.00'

MIN. BLDG. SETBACK LINE

10' DRAINAGE &  
UTILITY EASEMENT

MIN. BLDG. SETBACK LINE

MIN. BLDG. SETBACK LINE

LOT #1

FUTURE BARN

EXISTING DWELLING

PROPOSED  
IN-LAW SUITE

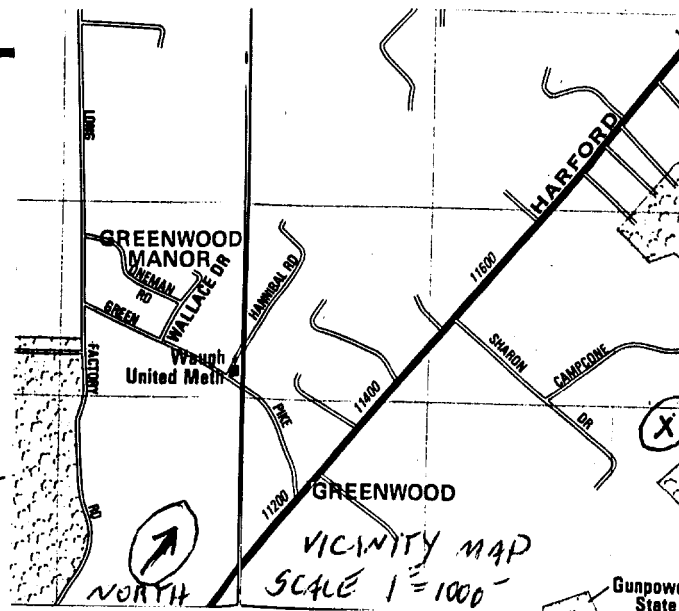
N 51°-38'-18" W  
676.18'

25'

MIN. BLDG. SETBACK LINE

DRAINAGE, FLOODPLAIN AND  
FOREST BUFFER EASEMENT

S 28°-28'-27" E ~ 768.66'  
G. NEILSON  
(7115/04.1)



IN RE: PETITION FOR SPECIAL HEARING  
NE/2 Sharon Drive, 850 ft. S  
of c/a Campone Road  
5630 Sharon Drive  
11th Election District  
5th Councilmanic District  
Randy G. Twining, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-152-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property known as 5630 Sharon Drive, located in Glen Arm in northeastern Baltimore County. The Petition is filed by Randy G. Twining and Joan Marie Twining, his wife, property owners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to permit the building of an in-law cottage to accommodate an elderly family member. The subject property and requested relief is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

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Testimony and evidence presented was that the subject site is 12.299 acres in area, zoned R.C.2. The subject property is part of a larger tract, which has been in Mr. Twining's family for many years. Specifically, he indicated that his family has owned the subject property and surrounding tract for nearly 150 years. The subject property is part of a larger farm under family ownership which comprises 260 acres. Mr. Twining presented an aerial photograph which showed the various properties which encompass the farm. Numerous family members, including brothers and cousins, reside on these tracts and much of the overall parcel is farmed by Mr. Twining's brother.

In any event, the subject property is an individual lot of record which contains an existing single family dwelling owned and occupied by Mr. and Mrs. Twining. Mr. Twining indicated that his mother is elderly and the family desires that she relocate to a proposed cottage on his property. Presently, she lives on one of the adjacent lots in a large farm house building. The Petitioner, therefore, proposes constructing a single story cottage building, the floor plan for which was submitted at the hearing. The smaller building will be easier for the elder Mrs. Twining to maintain, yet she will remain close to her family and retain independent living. Mr. Twining indicated that he understood that the proposal did not constitute a subdivision and that the proposed structure must be utilized only by his mother or a family member as an accessory use to the existing dwelling in which he resides.

Based upon the testimony and evidence which was presented, all of which was uncontradicted, I am persuaded to grant the Petition for Special Hearing. It is clear that the proposed construction will not be detrimental to the surrounding locale and is consistent with the property's zoning classification and the regulations. Moreover, as noted above, the Petitioner is hereby advised that the grant of the relief requested in this case does not constitute a subdivision of the property, nor may the cottage be utilized as a separate dwelling unit for non-family members.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of November, 1996 that, pursuant to the Petition for Special Hearing, approval to permit the building of an in-law cottage to accommodate an elderly family member, pursuant to Section 500.7 of the

BCZR, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
Date 11/16/96  
By Sh. Brack

Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 7, 1996

Mr. and Mrs. Randy G. Twining  
5630 Sharon Drive  
Glen Arm, Maryland 21057

RE: Petition for Special Hearing  
Property: 5630 Sharon Drive  
Case No. 97-152-SPH

Dear Mr. and Mrs. Twining:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,  
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
att.

**Petition for Special Hearing**  
to the Zoning Commissioner of Baltimore County

for the property located at 5630 Sharon Drive, Glen Arm  
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the building of an in-law cottage to accommodate our aging mother.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Corrected Purchaser(s):

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zipcode

Who do solemnly swear and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Randy G. Twining

(Type or Print Name)

Signature

Joan Marie Twining

(Type or Print Name)

Signature

5630 Sharon Drive 592-8821

Address

Glen Arm, Maryland 21057

City

State

Zipcode

Phone No.

City

State

Zipcode

ESTIMATED LENGTH OF HEARING

1 hr

the following date

Best Two Months

ALL

OTHER

REVIEWED BY: mm DATE: 10/16/96

ZONING DESCRIPTION

Zoning Description For 5630 Sharon Drive, Glen Arm 21057

Typical metes and bounds: N.48 31'25"E. 208.19ft.,  
N.15 53'47"W. 208.00ft., N.48 31'25"E. 656.90ft.,  
S.28 28'27"E. 768.66ft., S.36 13'03"W. 568.63ft.,  
and N.15 38'18"W. 676.18ft. to the place of beginning.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 10/16/96 ACCOUNT 01-615

Check 153

Paid 7/26

RECEIVED FROM Twining for Census 95

FOR 030-52-4000 \$ 50.00

VALIDATION OR SIGNATURE OF CASHIER

026360

CERTIFICATE OF POSTING

RE: Case No.: 97-152 SPH

Petitioner/Developer: RANDY TWINING, ETAL  
5630 SHARON DRIVE

Date of Hearing/Closing: NOVEMBER 4, 1996

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5630 SHARON DRIVE

The sign(s) were posted on OCTOBER 18, 1996  
(Month, Day, Year)

Sincerely,

*Patrick M. O'Keefe*  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD 21030

(City, State, Zip Code)

666-5366

(Telephone Number)

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 153

Petitioner: RANDY + JOAN TWINING

Location: 5630 SHARON DR

PLEASE FORWARD ADVERTISING BILL TO:

NAME: RANDY TWINING

ADDRESS: 5630 SHARON DR GLEN ARM MD 21057

PHONE NUMBER: 410 592 9975

AJ:ggg

(Revised 04/09/93)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

**ZONING NOTICE**

Case No. \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.

PLACE:

DATE AND TIME:

REQUEST: *the building of an in-law  
cottage to accommodate my mother*POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE9/96  
post 4.docBaltimore County  
Department of Permits and  
Development ManagementDevelopment Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 11, 1996

**NOTICE OF HEARING**The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:CASE NUMBER: 97-152-SPH (Item 153)  
5630 Sharon Drive  
NW/2 Sharon Drive, 850' S of c/l Caprose Road  
11th Election District - 5th Councilmanic  
Legal Owner(s): Randy G. Twining and Joan Marie Twining

Special Hearing to approve the building of an in-law cottage.

HEARING: MONDAY, NOVEMBER 4, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Randy and Joan Marie Twining

NOTES: (1) YOU MUST HAVE THE HEARING NOTICE SIGN MUST POSTED ON THE PROPERTY BY OCTOBER 20, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3391.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.Printed with Soybean Ink  
on Recycled PaperBaltimore County  
Department of Permits and  
Development ManagementDevelopment Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Randy G. Twining  
5630 Sharon Drive  
Glen Arm, MD 21057RE: Item No.: 153  
Case No.: 97-152-SPH  
Petitioner: Randy Twining, et ux

Dear Mr. and Mrs. Twining:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning SupervisorWCR/re  
Attachment(s)Printed with Soybean Ink  
on Recycled PaperBALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCETO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
October 17, 1996FROM: R. Bruce Seelye *RBS/jp*  
DEPRMSUBJECT: Zoning Item #153 - Twining Property  
5630 Sharon Drive  
Zoning Advisory Committee Meeting of October 15, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Ground Water Management

An inspection of the septic system is required. Soil evaluation may be required.

Agriculture Preservation

Comments attached.

RBS:RP:WLS:p

TWINING/DEPRM/TXTSBB

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE  
MANAGEMENT  
INTER-OFFICE CORRESPONDENCE  
887-2904 Fax 887-4804To: Development Coordination Date: October 15, 1996  
From: Wally Lippincott, Jr.  
Subject: Special Hearing on 5630 Sharon Drive, Glen Arm. Hearing No. 153.

This property is located in an Agricultural Preservation Area. The purpose of the RC 2 and the Agricultural Preservation Area Master Plan designation is to maintain low density in order to protect soil resources and to maintain conditions suitable for continued agricultural uses.

A request for the construction of a detached dwelling for a temporary use raises concerns regarding the fate of the dwelling once the use is discontinued. Once the investment is made in such a structure it is unlikely that the use will be discontinued. Additional dwellings account for additional traffic, demand for services and increases the potential for conflicts with the agricultural industry.

It is recommended that the in-law suite be an addition to the existing dwelling which will provide for a temporary use without raising the concerns listed above.

Baltimore County Government  
Fire Department700 East Joppa Road  
Towson, MD 21286-5500Office of the Fire Marshal  
(410) 887-1880

DATE: 10/10/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 10, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 149, 150, 151, 152, 153, 154, 155, 156, 158, 159 and 160.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink  
on Recycled PaperBALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCETO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 10, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 115, 149, 151, 153, 154, 156, 158, and 159

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Division Chief:

PK/JL

ITEM115/PZONE/ZAC1

Maryland Department of Transportation  
State Highway AdministrationDavid L. Winstead  
Secretary  
Parker F. Williams  
AdministratorMs. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204RE: Baltimore County  
Item No. 153 (M.D.K.)  
10-24-96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management  
Date: October 25, 1996  
FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
SUBJECT: Zoning Advisory Committee Meeting  
for October 21, 1996  
Item Nos. 151, 153, 154, 155, 156,  
158, 159, and 160.

The Development Plans Review Division has reviewed the subject  
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING  
5630 Sharon Drive, NE/S Sharon Drive,  
850' S of c/l Campcone Road  
11th Election District, 5th Councilmanic  
Randy G. and Joan M. Twining  
Petitioners  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 97-152-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-  
captioned matter. Notice should be sent of any hearing dates or other  
proceedings in this matter and of the passage of any preliminary or  
final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of November, 1996, a copy  
of the foregoing Entry of Appearance was mailed to Randy G. and Joan M.  
Twining, 5630 Sharon Drive, Glen Arm, MD 21057, Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

